

**ALPINE CITY COUNCIL MEETING and PUBLIC HEARINGS**  
**Alpine City Hall, 20 N. Main, Alpine, UT**  
**June 14, 2016**

**I. CALL MEETING TO ORDER:** The meeting was called to order at 7:00 pm by Mayor Sheldon Wimmer.

**A. Roll Call:** The following Council members were present and constituted a quorum:

Mayor: Sheldon Wimmer

Council Members: Ramon Beck, Roger Bennett, Kimberly Bryant, Lon Lott, Troy Stout

Staff: Rich Nelson, David Church, Marla Fox, Shane Sorensen, Jason Bond, Alice Winberg, Steve Cosper, Police Chief Brian Gwilliam, Fire Chief Brad Freeman, Annette Scott, DeAnn Parry

Others: Gale Rudolph, Robin Rudolph, Mike Kennedy, Ron Beckstrom, Sylvia Christiansen, Ross Beck, Mary Wimmer, Nick and Corilyn Markham, Will Jones, Bradley Rencer, Melanie Ewing, Loraine Lott, Griff Johnson, Jet Qu, Truman Glasgow

**B. Prayer:**

Kimberly Bryant

**C. Pledge of Allegiance:**

Jet Qu

**II. PUBLIC COMMENT**

Mayor Wimmer introduced Mike Kennedy from the Utah House of Representatives and invited him to speak. Representative Kennedy said he had lived in Alpine 13 years and expressed his appreciation to the Council for their service. He liked to visit the Council at least once a year to report on legislative issue, and hear from local citizens. He felt that government that was closer to the people was always better.

Mr. Kennedy reported that there were over a thousand bills were filed at the last session. The legislature passed 474 bills, which amounted to about 50 bills a day. Among the bills passed was a \$15 billion budget, some of which would go to education. Taxes were necessary but where possible, he preferred to keep tax dollars in the pockets of the citizens.

There were two issues that would be of immediate interest to the community. The first was the issue between American Fork Canyon and Snowbird, which had settled down a little. The second was the proposed road in Highland that would connect North County Boulevard with Alpine Highway. It would cross the developmental center land, which was state land. Without state legislative approval, nothing could happen to the land. He was working with others who were trying to work toward a solution to have a passageway between those two roads, but he didn't expect it would be easy. There were those who didn't think a road was an appropriate use of the land. There were also neighborhoods, Pheasant Hollow for one, that would be seriously affected. He invited Council members to contact him with questions and provided them with his card.

Jet Qu approached the Council and said that for his Eagle Scout project he would like to finish painting the curb red by Timberline Middle School. Part of it was already done by an earlier project. Painting the curb would result in fewer traffic jams, accidents, and frustration.

Sylvia Christiansen she lived on High Bench Road. She was new to Alpine and loved it. Professionally she was a realtor and represented the Government Affairs Committee at the Utah Central Association of Realtors. She attended the City Council meetings as a liaison between the City and the Realtor Association. Her purpose was to take back any information from the meeting that would be relevant to the realtor organization such as changes to the sign ordinance. She was also interested in volunteer opportunities.

Gale Rudolph said she lived on International Way. She and a number neighbors had met and discussed general development in Alpine. They tried to add up the number of homes in the different areas of town, which she pointed out on the map. The new homes added up to a little over hundred. She made an analogy between the growth in Alpine and a chocolate chip cookie. A chocolate chip cookie might have ten chips, but when the cost of chocolate went up, they went down to 9 chips and then to 8 and then 7 and the consumers don't notice it so much. But they did begin to notice the when there were only 5 or 6 chips. In Alpine there had been a lot of growth, and it was getting to the point where neighbors were noticing. They didn't want to see Westfield Road turn into a four-lane highway. She suggested

that by chipping away at the lots, the long term vision was not being honored. It was easy to say yes to rezoning requests on Westfield Road, but it may not turn out the way they hoped it would.

### III. CONSENT CALENDAR

#### A. Approve the minutes of May 24, 2016

**MOTION:** Lon Lott moved to approve the minutes of May 24, 2016 as corrected. Ramon Beck second. Ayes: 5 Nays: 0. Kimberly Bryant, Lon Lott, Roger Bennett, Ramon Beck, Troy Stout aye. Motion passed.

### IV. REPORTS AND PRESENTATIONS:

**A. Monthly Financial Report.** Alpine City Finance Officer, Alice Winberg presented the monthly financial report for May. Ms. Winberg said they were finishing up the fiscal year and the City had done well. The budgeted revenue for the general fund had been met, as was the projection for sales tax revenue. Motor vehicle tax revenue was the only fund in which it appeared they would fall a little short of the budgeted amount. Franchise fee revenue exceeded the amount they had budgeted. Plan check and building permit fees, and class C road fund exceeded the budgeted amount for the current fiscal year. She added that the county had sent the certified tax rate which was 0.001388.

Lon Lott asked about the pressurized irrigation fee revenue. Rich Nelson said that would be dealt with in the budget opening. Ms. Winberg said the revenue went to paying the PI Bond, which was a finding in the last audit. It would be reflected in the new budget

### V. ACTION AND DISCUSSION ITEMS

**A. Alpine City FY 2016-2017 Final Budget Discussion.** Alice Winberg stated that they updated the Citizens' budget, which would be put on the website and available in the lobby. Some changes had been made since the tentative budget was approved so she prepared a spreadsheet showing the changes. The net change was a \$2,415,000 decrease. Lon Lott asked about the cost of the park maintenance building being separated into different accounts. Alice Winberg said that \$500,000 would come from the General Fund, Capital Improvement Fund, and Enterprise Funds.

The \$80,000 for the pickle ball court had been taken out of the budget. Kimberly Bryant asked if the \$80,000 wasn't supposed to be redirected to the trail fund. Shane Sorensen said it wasn't eligible for use in the trail fund. Alice Winberg said they would be using \$50,000 for a playground in Smooth Canyon Park.

Lon Lott asked about the staff salaries and benefits in the final budget, and presented a spreadsheet that he created from information in previous years. Because more was budgeted on salaries than was spent, he asked where the money went. Rich Nelson explained that it went into the general fund. Alice Winberg clarified that salaries were paid from not only the general fund, but the water and sewer funds as well. If that money was not spent, it went to a surplus fund and was available for the next year. The excess in the general fund could be transferred to the capital improvement fund. Lon Lott said he noticed that there was more than 3% cost of living increase and more than 8% employee benefits portion. Alice Winberg explained that in addition to those percentages, responsibilities had changed and new employees had been hired at a different rate. The total expenditure was not over 3%. Lon Lott expressed appreciation for the detail that was put into the report as he reviewed wages.

Troy Stout asked if the money that was taken from the pickle ball court could be transferred to the trails project. Mayor Wimmer stated that money could not be transferred from that fund to the trail fund. Troy Stout asked about road and water projects. Shane Sorensen, City Engineer, explained how the \$100,000 for water line replacements in the budget would be used for a few projects. The water line would need to be done before the road overlay. There was \$400,000 in the budget for street maintenance and road projects. Since there were more projects that needed to be done than money, they had to prioritize projects and bring them back to the Council for review and approval.

Roger Bennett asked where they were getting \$710,000 for the road projects. Alice Winberg explained that the budget showed a projected revenue of \$380,000 plus there was \$764,000 of current equity in the account. They had over one million dollars in that account. Shane Sorensen said that the new gas tax could make the projected revenue fluctuate.

Roger Bennett asked why they weren't building the new park with funds from capital improvements instead of the park fund. Shane Sorensen said the building would be used primarily for parks and the utility funds.

Roger Bennett had a question about the water fund. They were transferring \$10,000 from the water fund to the general fund. They used to transfer \$6,000. Alice Winberg said they could adjust the amount of the transfer by \$4,000. However, they had three million dollars in the water fund. Roger Bennett said he wanted to protect the water fund because they would be drilling a new well, which was around a million dollars, plus they were going to be putting in new water meters.

**B. PUBLIC HEARING ON Alpine City FY 2016-2017 Final Budget Discussion.** Mayor Wimmer opened the hearing. There were no comments and the hearing was closed.

**C. Ordinance No. 2016-09- Adopting the Final Alpine City FY 2016-2017 Budget.** Rich Nelson, City Administrator said he would like to add a part-time employee to the budget and \$10,000 for flashing lights at Timberline Middle School.

**MOTION:** Kimberly Bryant moved to approve Ordinance No. 2016-09 adopting the Alpine City Budget for 2016-17 with the addition of a part-time employee and \$10,000 for flashing lights at Timberline Middle School, and change the transfer amount from water fund from \$10,000 to \$6,000 as discussed by Roger Bennett. Roger Bennett seconded. Ayes: 5 Nays: 0. Lon Lott, Kimberly Bryant, Roger Bennett, Ramon Beck, Troy Stout voted aye. Motion passed.

**D. Resolution No. R2016-06 – Adopting the Certified Tax Rate for Fiscal Year 2016-2017.** Alice Winberg said the new rate is 0.001388. Rich Nelson said the tax rate for the previous year 0.001478 which meant property values in Alpine had gone up.

**MOTION:** Lon Lott moved to approve Resolution No. R2016-06 adopting the Certified Tax Rate of 0.001388 for fiscal year 2016-17. Kimberly Bryant seconded the motion. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

**E. Resolution No. R2016-07-Adopting the Amended Consolidated Fee Schedule.** Rich Nelson explained that a dollar was added to the base rate for culinary water as part of the agreement with the lending agency. Notice of the rate change would be in the utility bill. It will take effect July 1, but the residents would not be billed at the new rate until August.

**MOTION:** Ramon Beck moved to approve Resolution No. R2016-07 adopting the amended Consolidated Fee Schedule, and change the wording on pressurized irrigation to say "per acre" instead of "per share." Roger Bennett seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

**F. PUBLIC HEARING on the Amended City Budget for Fiscal Year 2015-2016.** Mayor Wimmer opened the hearing. Alice Winberg reviewed the three amendments to the budget.

1. Transfer \$990,000 from the general fund to the capital improvement fund so the City would fall within the 5% to 25% range.
2. Increase to the capital outlay impact fee account for the sewer fund from \$160,000 to \$215,000. Shane Sorensen explained that there was confusion with a sewer project done last summer, which was split between budget years. The project was the 100 West sewer project, and another project on North Main and 600 North.
3. In the pressurized irrigation fund, the City was increasing the utilities account by \$45,000. Rich Nelson said the approved budget included the purchase of a utility truck that would be ordered now and paid for in the next fiscal year.

There were no public comments and the hearing was closed.

**G. Ordinance No. 2016-10-Amending the City Budget for Fiscal Year 2015-2016.**

**MOTION:** Lon Lott moved to approve Ordinance No. 2016-10 Amending the City Budget for Fiscal Year 2015-2016. Ramon Beck seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

Rich Nelson expressed appreciation to Alice Winberg and Shane Sorensen for their work. Mayor Wimmer expressed appreciation to Rich Nelson and administrative staff.

**H. Ordinance No. 2016-12-Westfield Zone Change.** Jason Bond, City Planner, presented the amendment to the zoning map. Nine property owners in the Westfield Road and 200 North area asked that the area be changed from a CR-40,000 (one home per acre) to CR-20,000 (one home per half-acre). The request had gone to the Planning Commission who held a public hearing and made a near unanimous recommendation to approve the zone change. It was at the City Council for a final decision.

Kimberly Bryant said that she took zone changes, especially those that increased density, very seriously. She felt that the Westfield area met the description of the CR-20 half acre zone and complied with the City's master plan. Jason Bond read from the current general plan, which stated the definition for medium density as follows:

"...provide a location within the City allowing residential development on the traditional agricultural lands in lower undeveloped areas within the City, and to provide for the perpetuation of the rural and open-space image while reducing the impact of development on lands that are highly visible and susceptible to erosion."

Kimberly Bryant said that the land north of Westfield Road was mostly hills, which are why they had bigger lots than the downtown area.

Lon Lott talked about his involvement in Mountainland Association of Governments (MAG) over the past two years. He said they had reviewed master plans in Utah, and projected that the growth on the Wasatch Front would double to six million people by 2040. They anticipated the majority of growth would happen in Salt Lake, Weber, and Utah Counties. In Alpine, they have been able to keep density as low as possible without apartments and large residential facilities.

Mayor Wimmer said he also attended the MAG meetings with Lon Lott. \$87 billion dollars was proposed for transportation projects. He expected much of that would go to Lehi which was dealing with dramatic growth and related issues.

**MOTION:** Ramon Beck moved to approve the Westfield Zone Change from CR-40,000 to CR-20,000. Roger Bennett seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

**I. Fireworks.** Fire Chief Brad Freeman said the proposed regulations were similar to the ones the City had imposed the previous year. The fire forecast was worse this year because of the spring rains and heavy growth on the hillsides. No open fire pits would be allowed; they must have a screen. He would like to require spark arrestors on all four-wheelers and motorcycles this year. In addition, when it got hotter and drier, a water truck would be required at construction sites. The Bureau of Land Management (BLM) put a lot of restrictions on fireworks with the record heat. Mayor Wimmer said that Utah was projected to have a warmer, drier summer.

Lon Lott asked if Highland City had any restrictions. Brad Freeman said he had spoken with their mayor and they would be doing the same as Alpine. Any areas that interfaced with wildland would be closed to fireworks. Lon Lott said that some residents in the Canyon Crest area saw their Highland neighbors lighting fireworks, and were concerned about that. Brad Freeman said that the State set a rule that only city councils could make regulations based on recommendations from their fire chiefs. Cedar Hills closed aerial fireworks from Canyon Road. It was up to the city council as to what actions the fire department would take. Alpine City's fireworks would need to change for Alpine Days as far as spacing, because the crowds and vendors were too close last year.

**MOTION:** Kimberly Bryant moved to keep the same regulations as last year and give the Fire Chief permission to make changes as needed. Ramon Beck seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

Mayor Wimmer said the State Legislature had established an agreement with cities dealing with wildland fire suppression this year. There were a few actions to take in becoming a fire-wise city. Brad Freeman said they would assign someone to the area. If Alpine ended up needing additional help suppressing fires, the State would reimburse the city for the funds spent.

**J. Soccer.** Troy Stout said that Alpine was known for high quality soccer fields. They were well-maintained, thanks to a great ground crew. The downside was that it has created a lot of demand for Alpine's fields, and sometimes they couldn't meet that demand. He had been approached by a number of Alpine parents concerned that their children could not play on Alpine fields. They felt the children and clubs from Alpine should get priority to use Alpine fields. He said there was at least one club that felt prejudice against them from those managing the field usage in Alpine. He would like to reevaluate how the City was managing its fields, decisions on usage, and possibly suspend commitments made for the fall season.

Mayor Wimmer stated that Alpine had competing clubs and overused resources. He suggested having a work session within the next few weeks with the City Council and the people involved with the soccer programs to work out a solid program to meet all of their needs. The Council agreed to hold a special meeting on June 22, 2016.

Melanie Ewing suggested that the City have a master schedule on Google Maps that residents could use for reserving a field. It would be transparent so that anyone could see if a field reserved.

**K. Cocolalla Annexation Petition.** This petition had been to the Council before and was accepted with the request that the owners of two other adjacent properties be contacted to see if they wanted to be annexed as well. The new petition included those two properties belonging to Links and Zurchers. Attorney David Church asked if the City wanted to accept the petition and explained that if the Council doesn't take any action, it's deemed as being accepted.

**MOTION:** Roger Bennett moved to accept the Cocolalla Annexation petition. Ramon Beck seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

**L. Ordinance No. 2016-2017-Open Space Ordinance and Map Amendments (article 3.16).** Jason Bond stated that the Planning Commission and City Council had both discussed updating the open space ordinance and corresponding map. The last time it was updated was in 2005. The current map and ordinance included public open space, private open space, and conservation easements. It did not include different designations for recreational, etc. The ordinance defined open space as any area where commercial, municipal, or residential building of structures were restricted or prohibited. Open space may be public or privately owned and was clearly indicated on plans and plats. Public open space encompassed all City parks and trails, but not all City property. He explained that the language regarding designation of open space was removed, and structures for maintenance should be brought forward as a conditional use.

Mayor Wimmer said that the Planning Commission recommended a map that was different from the map preferred by the City Council. Steve Cosper, Planning Commission Chair, said that the Council wanted a more general map and the residents wanted a more detailed map, which the Planning Commission recommended.

Lon Lott asked Troy Stout why he wanted to go back to a more generic map. Troy Stout said he was concerned that by defining everything, they would be locked into it later. He was nervous about inadvertently undoing some of the good things the City has done.

Rich Nelson stated that if the City wanted to change the map, they would have to modify the language in the ordinance. Attorney David Church read from the current ordinance and explained that despite restrictions in the language, the City Council could make changes and control their own property despite what was indicated on the maps. There were some restrictions in certain dedicated areas, but generally the City Council could do what they felt was best for the City.

Rich Nelson asked if the Council wanted to give staff any direction. Lon Lott said he felt there were specific concerns that still need to be addressed.

Mayor Wimmer tabled this issue.

**M. Ordinance No. 2016-11-Senior Housing Overlay Zone Amendment (Article 3.18).** Mayor Wimmer explained that the current ordinance required a “favorable” recommendation from the Planning Commission in order to approve a senior housing development. All other ordinances merely required a recommendation. The proposed amendment would eliminate the word favorable.

**MOTION:** Troy Stout moved to approve Ordinance No. 2016-11 and remove the word “favorable.” Kimberly Bryant seconded. Ayes: 5 Nays: 0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

## **VI. STAFF REPORTS:**

- Rich Nelson presented a map to the Council, and explained that Draper City would like to work with Alpine at the end of Hog Hollow to install a rock structure and gate to prevent ATV access. Draper City would contribute financially. They also suggested installing fences along the property. He said the trail committee was supportive of the idea. He suggested that the Council and Shane Sorensen work with Draper to finalize plans.

Mayor Wimmer said Draper City owned the property all the way up to the Forest Service boundary and were keeping it natural. Troy Stout said that Draper had done an outstanding job with their trails, and he would love to partner with them and use their offered resources.

Rich Nelson also said that the insurance company had visited the City buildings and noted that the basement of City Hall was an extreme fire hazard because of all the props, etc. that the Alpine Community Theater had stored in the basement. They needed to talk to them about moving their props and storing them elsewhere.

- Shane Sorensen reported on the Obere annexation. Discussions had taken place regarding placement of the water line. He presented the current water line and where the new connection needed to be made. He asked the Council if they want to replace the old line with an upsized line. Dry Creek would be a good place to cross. Ramon Beck stated that he would like to see a cost estimate for the project. Roger Bennett suggested using the shortest route for installing the line.

Shane Sorensen said work on the gas line near Box Elder Trail, would begin the next week.

The public works department had cleared the cemetery. Leftover hardware was located near the shed.

- Jason Bond reported that the Clive Walters Subdivision on 300 North would be coming to the Planning Commission with a concept plan. It consisted of nine lots on five acres.

Jason Bond said the Planning Commission was waiting on a third bid for a City-wide traffic study. Once it was received, they would move forward with the transportation element of the General Plan.

## **VII. COUNCIL COMMUNICATION:**

- Lon Lott said he’d received calls from citizens about the watering schedule and asked if the City could get information on pressurized irrigation out to the residents. The Council discussed having cards printed that they can leave with people caught watering mid-afternoon.

Lon Lott asked to talk about the Timpanogos Special Services District (TSSD), which was on the amended agenda. He said that at a recent meeting there was a concern about the lack of representation from individual cities on the Board. He asked Dale Ihrke to explain his responsibility and how he represented Alpine City.

Dale Ihrke said that he had been on the TSSD Board since February 2014. The Board contained 13 members from the cities that discharged waste to TSSD. His role was to be the communication liaison between the Council and the TSSD. Mr. Ihrke said he was a wastewater professional with over 25 years of experience.

He saw his role as representing not only Alpine, but the whole District. He would like to see the board improve their purpose, and would like to provide the most cost-effective service to citizens.

Mayor Wimmer said a recommendation had been made by the TSSD to consolidate City representation. Mr. Ihrke said he would be happy to attend City Council meetings, give summaries and receive feedback.

Lon Lott said that if there was a change to the standards of Utah Lake, Alpine will be in trouble. He requested that green waste water be addressed. Mr. Ihrke said that in a few years, TSSD would not handle composting. Lon Lott said he felt good about having Dale Ihrke as a representative, and would like him to attend Council meetings every few months.

- Roger Bennett said he appreciated the monthly reports and would like them to continue.
- Kimberly Bryant said the Youth Council wanted to be on the next agenda.

**VIII. EXECUTIVE SESSION:** None held.

**MOTION:** Kimberly Bryant moved to adjourn. Ramon Beck seconded. Ayes: 5 Nays:0. Ramon Beck, Roger Bennett, Kimberly Bryant, Troy Stout, Lon Lott voted aye. Motion passed.

The meeting was adjourned at 9:30 pm.